

APPROVED 03/11/2010

At 6:10 pm the Board's meeting was called to order in the basement meeting room at the Fremont Town Hall. Present were Selectmen Donald Gates Jr, Greta St Germain, and Brett Hunter; and Town Administrator Heidi Carlson.

Selectmen discussed the storm and after-effects on property and the Town in general.

Board members reviewed the agenda and the mail folders, along with the payroll and bill folders.

At 6:35 pm Elaine McGall met the Selectmen. Motion was made by Gates to enter non-public session pursuant to NH 91-A:3 II (c).

At 6:45 pm motion was made by Gates and seconded by St Germain to return to public session. The roll call vote was unanimously approved 3-0.

Motion was made by Gates to support an abatement in the amount of \$4,500.93 as a portion of the interest due on 2007 property taxes at parcel 02-162. St Germain seconded and the vote was unanimously approved 3-0.

Elaine McGall left the meeting at 6:50 pm.

At 7:00 pm Department Head Neal Janvrin and Sergeant Larochelle came in to the meeting with new full-time temporary police officer candidate Christopher Lane.

Chief Janvrin said that Lane had been through all of the Department's testing and background checks and was the recommended candidate for the temporary full-time police officer position. Lane told the Board something about himself by way of introduction.

Lane is due to begin working next Monday, taking care of administrative items such as uniforms and payroll paperwork. Sunday is the first day of the workweek, but this is the second week of the Town's pay period, so there was some discussion about when he is subject to retirement. Carlson will check with NH Retirement to verify if it is the first full pay period or first full 40 hour work week.

Janvrin said that the appointment is for a probationary 12 month period with a potential automatic six month extension. It is a new State standard to have it be 12 months.

In response to questions from the Board, Lane agreed that he understood this is a temporary full-time position, and that its continuance beyond the return of Sergeant Larochelle is dependent on the Town's needs and budget situation at that time. Lane will begin the next full-time academy program in April 2010.

There was discussion about the storm and the damage in town. Chief Janvrin said that all power restored and all roads are now open.

There was discussion about the paperwork needed to get Lane on line, and that most benefits would not begin until April. Larochelle said he would contact Carlson on Monday afternoon when they were returning from the trip for uniforms to arrange a time to meet at the Town Hall for Lane to begin working on the payroll paperwork.

With nothing further, Chief Janvrin, Lane and Larochelle left the meeting at 7:15 pm.

OLD BUSINESS

1. St Germain provided information to follow-up the SRRDD 53-B meeting, which was held last night in North Hampton. The Household Hazardous Waste Days have been scheduled. The Spring event will be held on Saturday May 22, 2010 in Hampton from 9:00 am to 12 noon. The Fall event will be held in Brentwood at the Highway Garage on September 25, 2010 from 9 am to 12 noon. This information will be placed on the website and in the newsletter.

2. Selectmen reviewed the minutes for 25 February 2010. Some updates and corrections were made and Hunter moved to approve them as amended. St Germain seconded and the vote as unanimously approved 3-0.

3. Town and School elections and voting will take place on Tuesday March 9, 2010. Polling will be held at the Safety Complex, open from 7:00 am to 8:00 pm. Selectmen will be available throughout the day as needed, and they will be there to open and close the polls, as well as assist with counting duties.

Gates will be there at poll opening; St Germain will be in around noon and stay until Hunter arrives; and all will be back nearing the close of poll time to help with the evening close-out and counting duties.

Aaron Epstein came into the meeting at 7:15 pm.

4. Selectmen discussed the Highway site layout plan completed at the time the salt storage shed was built. This includes a location for a future 40 x 80 maintenance and office building, and the location of the septic system and well. Additional copies of this plan will be made for use by the Study Committee.

Selectmen also reviewed the updated Study Committee letters and task list. The Board signed letters to everyone who had submitted an application of interest for the Study Committee, and to the members with the task list. A future meeting needs to be set up in the next few weeks for the Committee to meet with the Board and formulate a plan to move ahead.

5. Carlson distributed to Board members copies of the Capital Improvements Plan. There was a review of CIP documents prepared to date which includes the plan for a revaluation/recertification process every five years and the completion and installation of a backup generator at Ellis School (this had been reviewed with EMD Aaron Epstein on Wednesday prior to submission to the Planning Board.)

Carlson discussed other CIP plans with the Selectmen including Town Hall renovations and bridge replacement, primarily the Martin Road Bridge. Selectmen felt these needed to be included, but were several years out in terms of planning due to the economy.

6. Selectmen had reviewed an abatement approved on 02/18/2010 for parcel 05-004.018 and were informed by Tax Collector Annmarie Scribner that the taxes in question had been paid in full, so the abatement was moot. The Board did not sign it, and indicated that their prior vote was now rendered null and void.

At 7:30 pm Neal Janvrin, Joyce Booker-Janvrin, Richard Butler, and Guerwood Holmes came into the meeting.

At 7:30 pm Selectmen opened a Fee Schedule Update Public Hearing. The hearing notice was read aloud by Chairman Gates:

The Public is invited to attend a public hearing held by the Board of Selectmen on March 4, 2010 at 7:30 pm at the Fremont Town Hall, basement meeting room, 295 Main Street in Fremont NH to discuss the following changes to the Town's Fee Schedule:

<i>POLICE DETAILS</i>	<i>\$52.00 per hour / officer and cruiser \$45.00 per hour / officer only</i>
<i>ADMINISTRATIVE FEE</i>	<i>\$40.00 for all bond reductions, escrow updates, transactions related to escrow accounts, bonds, or special funds</i>

The purpose of the changes was explained.

There were no questions from the public. Gates moved to accept the proposed fee schedule for the police department detail rates. Hunter seconded and the vote was unanimously approved 3-0.

Hunter then moved to approve the schedule change for the administrative fee. St Germain seconded and the vote was unanimously approved 3-0.

Gates moved to close the public hearing 7:35 pm. St Germain seconded and the vote was unanimously approved 3-0.

At 7:35 pm Emergency Management and Public Safety Officials were present. This included Neal Janvrin, Police Chief; Richard Butler, Fire Chief; Aaron Epstein, Emergency Management Director; Joyce Booker-Janvrin, Deputy Emergency Management Director; and Guerwood Holmes, Road Agent. The purpose of the meeting was to get feedback and updates from the recent windstorm.

Epstein has completed the IA / PA Forms and submitted them to OEM. Carlson discussed the State's request to have a local Debris Removal Contact. It was decided that this would be Leon Holmes Jr as the Highway Department is handling the downed tree and other debris removal.

Chief Janvrin said that all roads are open. There was discussion about having DOT take care of some of the larger downed trees on Beede Hill Road and State Route 107. Guerwood Holmes offered to assist with this, but it was decided by the Board to defer to the NH DOT for now.

There was discussion about having someone come in to the Highway site to chip some of the timber collected. Holmes said that there was a lot of debris hauled in already, and that they will burn in the burn pile, the smaller material.

Janvrin said that even with the multitude of trees down, roadways were secured as best as possible. A shelter set up on Friday due to the needs of the community. It was not intended to be an overnight, but a few residents were there in need of sheltering. Janvrin said he had to call in some additional help.

Lack of fuel was a significant problem as the power was down in surrounding towns as well (where the Town has fuel accounts). The Police Department made trips to Hooksett, as did the Fire Rescue Department, and gas cans were used as well.

The two chiefs discussed having no on-site fuel storage is a problem during a prolonged incident such as this. When the cruisers, trucks, and generators needed fuels, it was cumbersome to travel and to get fuel. There are several personal reimbursement requests to cover these expenses.

There was discussion about fuel storage tanks in town, such as at the Highway Shed. Security was discussed, as well as the permitting which may be required.

Butler then discussed a future plan to move the generator further away from the building and get a “whisper” quiet one that would be less disruptive to operations inside the building. This would require a longer-term plan and budget to move it. There was also discussion about whether the generator would withstand being unhooked and relocated.

There was discussion about the emergency preparations made and a lengthy discussion about sheltering and the Town’s needs. It was discussed that the Town should have a better sheltering plan because using the Safety Complex can interfere with the Town’s emergency responses. The shelter needs a different volunteer base to man it, as there are just not sufficient emergency personnel to run a shelter and respond to the multitude and variety of calls that arise in a long-term event.

The Ellis school is considered to be the best location for the generator given the space, parking, and interior accommodations (classrooms, bathrooms, and a kitchen primarily). The School has pre-paid for a generator pad to be poured, and installed with the necessary conduit.

Carlson said that Joe Dreyer had provided some electrical specifications for the units being placed and these notes had been shared with Epstein and Booker-Janvrin. A plan to make arrangements (and get permission) from the school to identify what parts of the building may be run by back-up generator, will be extensive. Fred Mendes, a consultant the Town has used to work on the existing generators, indicated in a visit this summer that the two units the Town currently has (donated by Verizon through NH Emergency Management) are feasible, but will require some creativity to set up. It is thought to be a less expensive option than a new generator.

The fire pump system needs 60 KW and the rest of the necessary space requires an estimated 115 KW. Mendes indicated that these could be done as two separate hook-ups; or one unit at an estimated 200 KW.

Epstein said he would start working on the shelter plans and get back to the Selectmen in a few weeks. It was suggested that he also contact the Superintendent’s Office to see about the planning and details as well.

Chief Butler discussed the evacuation at the nursing home, which took place on Friday night into Saturday morning due to a problem with their generator. It required moving 48 patients and use of mutual aid ambulances and private ambulance services. Despite the large scale of the incident, it was handled well by Fremont officials. There were some issues, which Chief Butler will continue to address with Exeter Hospital and other agencies as needed.

The emergency management officials left the meeting at 8:35 pm.

NEW BUSINESS

1. Selectmen reviewed the payroll \$18,894.95 and accounts payable manifest \$23,550.54 for the current week. The payroll manifest is dated 02/28/2010 so that there were two payrolls in February (such as not to skew the monthly trending).

There was discussion about the accounts payable manifest and the batteries for the highway truck. St Germain had an earlier account that indicated batteries had been purchased in November and questioned if they had failed again. Carlson reviewed the spreadsheet of information St Germain had from Jeanne Nygren and indicated that at least one of the November battery purchases was for an Emergency

Management generator and had been coded incorrectly in the AP system. Carlson took the details and will check back on the invoices.

St Germain moved to approve the accounts payable manifest in the amount of \$23,550.54. Hunter seconded and the vote was unanimously approved 3-0.

2. Selectmen reviewed the folder of incoming correspondence.

3. Selectmen discussed bereavement leave and what had been done in the past for loss of an employee's immediate family member. Carlson's recollection was that three days had been used, and the Board felt that was acceptable. Thom Roy's father-in-law died over last weekend, and he had been in Maine for services. This will be used in the Personnel Policy.

4. Selectmen reviewed a letter from the Conservation Commission, recommending an alternate appointment for Leanne Miner. Meredith Bolduc will contact Ms Miner by email to make arrangements with Carlson to come in and meet with the Board.

5. Abatements processed by the Assessor:

a. Thomas Fontana / Tyrrell Albaugh 74 Beede Hill Road 03-054.001.003

Subject is a Colonial style dwelling on a 2.27-acre parcel. The reason for abatement request was applicant's concern that recent sale prices show that properties are selling at about 80% of their assessed value. Assessor inspected the property and minor corrections to the sketch and physical description were noted. After corrections, assessment increased \$4,100 from \$299,600 to \$303,700. Of the 4 comparable sale properties listed by the applicant, 2 were not good comparables because of the square footage of the home and a third was a resale from a bank. Other recent sales data was analyzed and after adjustments and with consideration for the Town's assessment ratio of 118.2%, those indications support the revised assessment. With consideration for all of the above it is recommended that the abatement be denied.

Selectmen reviewed the Assessor's recommendation on the abatement. St Germain moved to accept the Assessor's recommendation and deny the abatement request. Hunter seconded and the vote was unanimously approved 3-0.

b. Donald & Lorraine Bettencourt 36 Senter Circle 03-169.060.012

Subject is a Cape Cod style dwelling on a 3.40-acre parcel. The reason for abatement request was the applicant's belief that the subject property has been valued at \$265,000 by his bank which is much lower than the \$296,400 assessment, and that properties are assessed at a greater amount then they are currently selling for. No appraisal was provided by the applicant. Assessor inspected the property and the physical data was determined to be accurate with the exception of a change to the room count, which did not affect the assessment. The applicant listed several properties which sold recently to demonstrate disparities between their sale prices and assessments. Recent sale properties were analyzed and after adjustments and with consideration for the Town's assessment ratio of 118.2%, those indications support the assessment. With consideration for all of the above it is recommended that the abatement be denied.

Selectmen reviewed the assessor's recommendation. St Germain moved to deny the abatement. Hunter seconded and the vote was unanimously approved 3-0.

6. Carlson reported on complaints received this week about the Sig Arms facility in Epping. Further information will be obtained. The Selectmen have no authority over a site plan in another town, but the Board will consider writing a letter to the Town of Epping expressing the concerns of Fremont residents

over the operations resulting from discharging of fire arms creating excessive noise all day, six days per week.

NON-PUBLIC SESSION

At 9:30 pm motion was made by Gates to enter non-public session pursuant to NH RSA 91-A:3 II (e) to discuss a legal matter and pursuant to NH RSA 91-A:3 II (c) to discuss a hardship application received. Hunter seconded and the roll call vote was unanimously approved 3-0.

At 9:40 pm motion was made to return to public session by Hunter. St Germain seconded and the roll call vote was unanimously approved 3-0.

No decisions were made on the legal matter, and the Board did not approve the hardship application. A letter will be drafted in follow-up.

NEXT WEEK

The next regular Board meeting will be held on Thursday March 11, 2010 at 6:00 pm.

With no further business to come before the Board, motion was made by Gates and seconded by St Germain to adjourn the meeting at 9:45 pm. The vote was unanimously approved 3-0.

Respectfully submitted,

Heidi Carlson
Town Administrator